

SECTION 2

HOUSING

INTRODUCTION

California state law requires every county and city to adopt a general plan that covers seven topics, or "elements." Those mandatory elements are land use, circulation, housing, conservation, open space, noise and safety. The general plan serves as a blueprint for community growth and change. The plan contains goals, objectives, policies, and programs to guide decisions by county government about private land development and providing public services and facilities. As social, economic, and environmental conditions change over time, it is important that the general plan be periodically revised to effectively address both current conditions, and evolving community expectations about the future.

Preparation of this housing section ("the housing element") was initiated as part of an update of the entire Placer County General Plan. However, state law required that the housing element be updated by July 1, 1992. In order to meet that deadline, the housing element was placed on a faster track and has been completed ahead of the other general plan components.

HOUSING ELEMENT REQUIREMENTS

State law is more specific about the content of housing elements than any other portion of the general plan. The housing element is also the only part of the general plan that is subject to mandatory deadlines for periodic updates. It is the only element that is actually subject to review and "certification" by the state.

This housing element includes all of the following information as required by state law:

- A summary of the past housing efforts and an analysis of reasons for their success or failure.
- Information about the existing housing stock, covering such items as the amount, type, cost, tenure, and structural conditions of the units. Other areas of concern include overcrowding and the needs of special subgroups of the population such as handicapped citizens, the elderly, homeless persons or single parent households.
- An analysis of potential barriers to housing production including various governmental constraints as well as non-governmental ones.
- Information about opportunities for improving energy conservation when rehabilitating existing housing and constructing new housing.
- Information about existing subsidized housing and the possibility of its being lost due to conversion to market-rate units.
- Specific goals, measurable objectives, policies and implementation measures. Objectives must include targets for housing unit production, based on a "fair share allocation."

The "fair share allocation" assigns a specific number of units in different price ranges to all the local jurisdictions in the State. The California Department of Housing and Community Development (HCD) generates estimates of the statewide need for housing. This is then broken down into regions. In each region, the area council of governments (in Placer County's case the Sierra Planning Organization) prepares a more specific regional distribution of the needs to the local counties and cities.

FAIR SHARE ALLOCATION: OVERALL PRODUCTION OBJECTIVE

The Sierra Planning Organization (SPO) has calculated - based on number provided by the state - that the unincorporated area of Placer County should accommodate 5,178 new housing units between 1990 and 1997. This represents about 740 units per year - approximately a 2.2 percent annual growth rate.

Based on past housing construction levels, this is not an unrealistic objective. Since the last major update of the housing element in 1984, over 1000 units per year on average have been produced in the unincorporated County.

The County has designated more than sufficient land for a variety of residential densities to accommodate the expected housing demand.

Thus, past production rates, largely driven by private market forces, would significantly exceed the overall production objective.

FAIR SHARE ALLOCATION: AFFORDABILITY BREAKDOWN

The allocation program, however, also breaks down the total housing production goal into various cost categories: units affordable to "very low" income, to "low" income, to "moderate" income and to "above moderate" income households. Section 3.6 of this element defines these categories for Placer County. It is unlikely that the private market will provide sufficient housing affordable to persons with low or very low incomes.

Rental costs. The median rent in Placer County is just under \$500 per month. This is approximately the housing cost level considered affordable to low income households. Between 1980 and 1990, the number of units for rent in the unincorporated County increased by about 20 percent. This element sets as an objective that at least 25 percent of new housing will be for rent. If this objective is reached and housing production continues at past rates between 1990 and 1997, about 1750 new rental units would become available.

If the median rent remains affordable to low income households this means approximately half of the new rental units will be priced within the means of low income residents. Of course, the new rental housing will be more likely to charge rates higher in the range found in the County. Nonetheless, rental housing provided by the private market does represent a significant potential for lower cost housing production and should be encouraged.

For-sale costs. In 1990, the median sale price for a housing unit in Placer County was about \$169,000. This suggests that most for-sale housing is beyond the means of even the moderate income households. Significantly increasing the availability of units affordable for purchase by low and moderate income families will, therefore, require incentives or subsidies.

SPECIAL NEEDS GROUPS

A review of the most recent census data suggests that there are some groups of Placer County residents with special housing needs. These include the elderly, large families, and disabled persons. This housing element includes policies and programs to help address the needs of these groups. The element also discusses ways to help the homeless in the area.

CURRENT EFFORTS

The County already has in place several policies and programs to encourage affordable housing including density bonuses; provisions for second units, mobile homes in all residential districts, group housing, and mixed use projects; and incentives for senior housing. The County has also aided the homeless through various programs, administers Section 8 rental subsidies, distributes information on fair housing and tenants rights, and has established a permit streamlining program to reduce unnecessary processing delays. On a case by case basis, the County has also waived development fees for low cost housing projects and has required resort developers to help provide housing for workers. All the current policies and practices are retained in this element.

ADDITIONAL EFFORTS

A number of additional policies and programs to encourage affordable housing are included in the element. They cover a reduction in development standards, permit expediting and fee reductions for low cost housing projects. A new density bonus program aimed specifically at rental housing is included. In addition, the County will now require low cost housing in large projects associated with general plan amendments and rezonings and will charge in-lieu fees for deposit in a housing trust fund as a condition of approval for certain smaller market rate projects. The County will also activate a public housing authority and will try to establish a nonprofit housing development corporation.

ORGANIZATION OF THE HOUSING ELEMENT

The following section sets forth all the goals, policies, programs and objectives for housing in Placer County.

The Housing Element was originally adopted in July of 1992; two years before the adoption of the remainder of the General Plan. Only the goals, policies, programs and objectives are reproduced in this Policy Document. All of the other chapters of the Housing Element are contained in the General Plan Background Report in Volume I, Chapter 2 (See Appendix A). The background information and analysis on which the goals, policies, programs and objectives were based is contained in Chapter 3. This is the longest part of the element and covers all the data required by state law. Key findings are summarized in Section 3.12.

Chapters 4 and 5 discuss general plan consistency and public participation measures, respectively.

There are four appendices. Appendix A provides an inventory of sites for new housing, including opportunities for homeless shelters and transitional housing. Appendix B lists the persons contacted during the preparation of the element; a bibliography of sources can be found in Appendix C. The last appendix is a glossary of abbreviations and technical terms.

HOUSING GOALS, POLICIES AND PROGRAMS

State law requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing". This section describes the proposed goals, objectives, policies and implementation programs of the Draft Housing Element for Placer County.

Goals refer to general statements of purpose, and indicate a direction the County will take with respect to the housing problems identified. Policies are statements of the County's position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. Programs are steps to be taken to implement the policies and achieve the quantified objectives. Some of the programs contain quantified Objectives, which refer to the number of units that are expected to be constructed, conserved or rehabilitated during the time frame of the Housing Element. The quantified objectives represent measurable outcomes which can be used to evaluate the success of the Housing Element in the future.

This housing element includes several new policies, programs, and institutional changes, intended to significantly increase the amount of affordable housing in Placer County. While most of the new efforts will be initiated shortly after adoption of the housing element, full implementation and the intended results will take a much longer time to realize. The County will regularly evaluate the progress and effectiveness of the new efforts. These initiatives, together, reflect a commitment to increasing affordable housing; but individual measures may be best viewed as trials or pilot programs. Their effectiveness will be evaluated over time, and modifications or adjustments will occur where useful. Programs that prove effective for Placer County will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The County's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

AFFORDABLE HOUSING SUPPLY

Goal 2.A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

Policies

- 2.A.1. The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.
- 2.A.2. The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.
- 2.A.3. The County shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.
- 2.A.4. The County shall give highest priority for permit processing to development projects that include a lower income residential component.
- 2.A.5. The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.
- 2.A.6. The County shall relax or reduce development standards for low-income housing projects as an incentive for developers.

- 2.A.7. Prior to disposing of County-owned surplus land, the County will consider the appropriateness of such land for housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of lower income housing.
- 2.A.8. The County shall establish a public housing authority serving the Placer County area.
- 2.A.9. The County shall support the creation of a nonprofit housing development corporation whose primary focus will be to serve the Placer County area.
- 2.A.10. The County shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers, apply for funds from the state and federal governments to construct housing for low income households.
- 2.A.11. All new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income households. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years.

In cases where developers actually construct the low income units, the projects shall be eligible for a 10 percent density bonus. The Land Use Element and Zoning Ordinance will be amended to avoid potential conflicts with minimum lot size standards in cases where the density bonus option is exercised.

In cases where the County determines that it is impractical for the developer to actually construct the units on site, the County may as an alternative allow the dedication of land sufficient to accommodate at least 10 percent of the units for low-income households and/or the payment of an in-lieu fee. In cases where land dedication is deemed suitable, such land shall be offered in fee to the County or to another public or nonprofit agency approved by the County. The amount of the in-lieu fee shall be determined on a case-by-case basis. The County may require the developer to fund an analysis showing how contributions of in-lieu fees could be best utilized to create the desired number of low-cost units.

- 2.A.12. All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, rezoning or specific plan shall be required to pay an in-lieu fee of 1 percent of the total estimated land and construction cost of the project, for use in producing affordable housing. Alternatively, the County may waive the fee in cases where lower income units are included in the project and the Board of Supervisors finds that the number of lower income units is commensurate with the numbers that could be built or leveraged through the fee.
- 2.A.13. Inclusionary housing provisions shall be incorporated in all new or updated community plans.
- 2.A.14. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.

- 2.A.15. Low income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.
- 2.A.16. The County shall require low income housing units in density bonus projects to be available at the same time as the market-rate units in the project.
- 2.A.17. The County shall encourage the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe region. Such efforts may include:
- Relaxing TRPA development codes for affordable housing projects and second residential units.
 - Allowing affordable housing projects an exemption from the requirement to secure development-rights.
 - Increasing the density bonus for affordable housing projects to make them more financially feasible.
- 2.A.18. The County shall require new resorts in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to 50 percent of the housing demand generated by the project. Employee housing shall be provided for in one of the following ways (in order of preference):
- Construction of employee housing onsite.
 - Construction of employee housing offsite.
 - Dedication of land for needed units.
 - Payment of an in-lieu fee.
- 2.A.19. Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.
- 2.A.20. The County will encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.
- 2.A.21. The County will allow dwellings to be rehabilitated that do not meet current lot size, setback, and yard requirements, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and or safety.
- 2.A.22. If redevelopment districts are adopted, the agencies shall utilize at least 20 percent of all tax increment proceeds for low income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low, low and moderate income households, as required by State law.
- 2.A.23. For residential projects where 10 percent of the units are affordable to very low income households, or 20 percent are affordable to low income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The Board of Supervisors may waive more fees as an additional incentive for affordable housing on a case-by-case basis.

Implementation Programs

- 2.1. As part of the General Plan update, and as part of each community plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development.
- Responsible Agency/Department: Planning Department
 Funding: General Fund (already allocated)
 Timeframe: 1993
 Expected Outcome: Revised land use element that identifies areas appropriate for housing in the future
- 2.2. As part of the General Plan update, the County will develop a strategy for providing services and facilities for the areas designated for residential development.
- Responsible Agency/Department: Planning Department, Community Services Department, Public Works Department
 Funding: General Fund (already allocated)
 Timeframe: 1993
 Expected Outcome: Revised general plan
- 2.3. The County will continue to implement the permit streamlining program for residential projects.
- Responsible Agency/Department: Planning Department
 Funding: General Fund
 Timeframe: Ongoing
 Expected Outcome: Continued reduction in processing time
- 2.4. The Planning Department will establish a procedure for giving highest priority in the review process to low income housing projects.
- Responsible Agency/Department: Planning Department, Public Works, Public Health (Land development departments)
 Funding: General Fund
 Timeframe: 1993
 Expected Outcome: New land development review procedure.
- 2.5. The County will amend the zoning ordinance to allow a reduction in required parking for mixed-use projects.
- Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment
- 2.6. The County will amend the zoning ordinance so that the allowed residential density for mixed use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment
 Objective: 70 units in mixed-use projects

- 2.7. The County will amend the "second unit" provisions of the zoning ordinance to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 2.3 acres in area and the impacts on neighborhood character are not significant. The ordinance will provide specific guidance as to the circumstances in which detached second units are acceptable.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment

- 2.8. The County will develop procedures for evaluating surplus land to determine its suitability for housing, 'banking' such land for suitable housing projects, and making such land available to the public housing authority or to developers, whether they be private parties or non-profit corporations.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Adopted procedures

- 2.9. The County will activate a public housing authority. The first step will be to evaluate options under state law, including the creation of a housing authority serving the County only, an area housing authority serving one or more portions of the County, or the creation of a joint powers agency with neighboring counties or with the incorporated cities in the County that currently have or desire a housing authority.

Responsible Agency/Department: Community Services Department
 Timeframe: 1994
 Funding: General Fund for start-up costs; technical assistance from State and federal sources for ongoing operation.
 Expected Outcomes: An evaluation of options. Activation of an authority in the form deemed most suitable for Placer County.
 Objectives: 250 new units affordable to low-income households produced by a housing authority.

- 2.10. The County will evaluate existing nonprofit corporations in the area that may be interested and able to construct and manage low income housing projects in the unincorporated area. If such a nonprofit organization exists, the County will work with them to ascertain the specific needs of the corporation to expand their scope to serve the County. If no such nonprofit is identified, the County will solicit the assistance of the state Department of Housing and Community Development (HCD) to form a new nonprofit organization.

The County may provide technical and financial assistance to the nonprofit corporation.

Responsible Agency/Department: Community Services Department
 Timing: 1995
 Funding: General Fund
 Expected Outcomes: Evaluation of options; formation of a non-profit housing corporation
 Objective: 150 units constructed by nonprofit corporation.

- 2.11. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single family residences.
- Allow mobile homes and manufactured housing in all residential zoning districts.
- Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones.
- Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.
- Allow relief from parking standards and other specified development standards for senior housing projects.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continued use of these programs
 Objectives: 85 second units
 85 mobile homes in residential zones

- 2.12. The County will amend the current density bonus ordinance to conform with the requirements of state law with regard to additional incentives and to provide a 25 percent density bonus if 20 percent of the units are available to low income households.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Amended ordinance that conforms to State law.
 Objective: 50 lower income units constructed under the density bonus ordinance

- 2.13. The County will amend the zoning ordinance to allow the relaxation of certain development standards as incentives for affordable housing projects. The specific standards which will be evaluated include, but are not limited to, the following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation.
- Reduction in street widths.
- Reduction in turning radius on cul-de-sacs.
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness.
- Limiting the requirement for sidewalks to one side of the street and reducing the width

requirement.

- Reduction in plant container size and density of plantings within landscaped areas of high density residential projects.
- Reduction in the number of landscaped islands required in parking areas.
- Reduction in the open space/recreational area requirements of high density residential projects when the project is located adjacent to public open space areas that may include schools, parks, passive recreation areas, etc.
- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. The design review should encourage simple projects which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects.
- Reduction in setback requirements.
- Increase in the allowable height of buildings for affordable housing projects.
- Increase in the allowable lot coverage for affordable housing projects.

When evaluating possible reductions in development standards to encourage lower income housing, the County will also consider public health, safety and other important values such as adequate open space in projects.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment

- 2.14. The County will adopt a new density bonus ordinance to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the units as rentals affordable to moderate or lower income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain rentals in the affordable price range for at least 20 years.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: New density bonus ordinance
 Objective: 1,700 rental units including those produced through the density bonus program

- 2.15. The County will adopt an ordinance or resolution waiving 50 percent of the development-related fees for projects in which 10 percent of the units are affordable to very low income households, or 20 percent of the units are affordable to low income households. The fee waiver shall apply only to fees over which the County has direct control. Fees that involve obligations to other jurisdictions or that could jeopardize payment of obligations for infrastructure development may be exempted. The ordinance or resolution may also allow greater waivers as an additional incentive on a case-by-case basis.

Responsible Agency/Department: County Administrator's Office, with Planning, Building, Community Services, Public Works, Parks, and Health
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Revised fee ordinance or resolution

- 2.16. If redevelopment areas are adopted and agencies activated, at least 20 percent of the tax increment funds will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for very low income households.

Responsible Agency/Department: Redevelopment agency (if created)
 Timeframe: 1995 and ongoing
 Funding: Tax increment
 Expected Outcome: Lower income housing
 Objective: 250 units

- 2.17. The County will work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable housing.

Responsible Agency/Department: Planning Department, TRPA
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Adopted changes in the TRPA Code to allow more affordable housing

- 2.18. The County will establish a housing trust fund for in-lieu fees, CDBG program income revolving loan funds, and other monies to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, or other programs.

Responsible Agency/Department: Community Services Department
 Timing: 1995
 Funding: Various
 Expected Outcomes: Establish trust fund

- 2.19. Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.

Responsible Agency/Department: Community Services Department
 Timing: 1993
 Funding: General Fund
 Expected Outcomes: Letters to financial institutions

- 2.20. The County will develop guidelines for the administration of policies A.11 and A.12 and distribute the policies to affected property owners and developers. Such guidelines will be subject to Board review and approval prior to implementation.

Responsible Agency/Department: Planning Department
 Timing: 1993
 Funding: General Fund
 Expected Outcomes: Guidelines

- 2.21. The County will investigate and, where deemed eligible, apply for state and federal monies for low income housing construction and rehabilitation. Once a housing authority is established, the authority will be the County's principal coordinator for the screening and targeting of projects and

potential funding sources. Until a housing authority is established, the Community Services Department will continue to assess potential affordable housing projects and funding sources, such as, but not limited to, the current CDBG program. Once a nonprofit housing corporation is operating in the Placer County area, the County will coordinate with the nonprofit to sponsor applications and, when appropriate, to apply directly for funding for affordable housing.

Responsible Agency/Department: Community Services Department/Housing Authority
 Timeframe: Ongoing depending on appropriate funding programs and realistic projects
 Funding: General Fund, Technical Assistance Grants
 Expected Outcomes: Applications for state and federal funding for affordable housing

- 2.22. The County will prepare a zoning ordinance amendment to implement policy A.18 requiring new resorts to provide housing.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: New ordinance

Goal 2.B: To promote quality residential development in the County.

Policy

- 2.B.1. The County encourages residential development of high architectural and physical quality, compatible with neighboring land uses.

Implementation Program

- 2.23. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continued implementation of design guidelines

CONSERVATION/REHABILITATION

Goal 2.C: To conserve the County's current stock of affordable housing.

Policies

- 2.C.1. The County shall continue to make rehabilitation loans to low income households from its CDBG program revolving loan funds.
- 2.C.2. The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing.

- 2.C.3. Private financing of the rehabilitation of housing shall be encouraged.
- 2.C.4. The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged.
- 2.C.5. The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- 2.C.6. The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.
- 2.C.7. The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- 2.C.8. The County shall continue to provide Section 8 assistance to eligible households.

Implementation Programs

- 2.24. The County will apply annually for CDBG rehabilitation funds.

Responsible Agency/Department: Community Services Department
 Timeframe: Ongoing
 Funding: CDBG
 Expected Outcomes: CDBG applications annually.
 Objective: 150 units rehabilitated

- 2.25. The County will adopt an ordinance requiring tenant notice and relocation assistance in cases of demolition of multi-family housing. Such an ordinance shall provide for at least one year's notice to tenants except in cases of imminent risk to health or safety. The ordinance will also specify minimum requirements for relocation assistance for displaced tenants. Such assistance may include providing information about other available housing and providing a stipend to help offset moving expenses for low income households.

Responsible Agency/Department: Community Services Department
 Timeframe: 1994
 Funding: General Fund
 Expected Outcomes: New ordinance

- 2.26. The County will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provisions of State law.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Zoning ordinance amendment

- 2.27. Through the Department of Community Services, the County will continue to subcontract to HCD to administer Section 8 assistance in the County. If a public housing authority is created, direct administration of the program will be assumed by this authority. The public housing authority will, at the earliest possible date, apply for an increase in Section 8 certificates/vouchers directly to the federal Department of Housing and Urban Development (HUD).

Responsible Agency/Department: Community Services Department, HCD
 Timeframe: Ongoing
 Funding: Section 8 technical assistance
 Expected Outcome: Continued and expanded Section 8 certificate program.
 Objective: 250 Section 8 certificates/vouchers

PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program but are approaching the end of the program's timeframe and will soon revert to market-rate housing. This section describes how these units will be preserved, although there are no subsidized units in the County which are eligible for conversion within the time-frame of this element.

Goal 2.D: Preserve all at-risk units within the unincorporated County.

Policies

- 2.D.1. The County shall strive to preserve all at risk dwelling units in the unincorporated County.
- 2.D.2. At least 2 years notice shall be required prior to the conversion of any units for low income households to market rate in any of the following circumstances:
- The units were constructed with the aid of government funding.
 - The units were required by an inclusionary zoning ordinance.
 - The project was granted a density bonus.
 - The project received other incentives.

Such notice will be given at least to the following:

- The County
- HCD
- Any public housing authority and nonprofit housing corporations that may exist in Placer County at the time
- Residents of at-risk units.

Implementation Programs

- 2.28. The County will annually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

At such time as a housing authority is created to serve the unincorporated County, the housing

authority shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low income housing.

Responsible Agency/Department: Community Services Department/Housing Authority
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Annually updated list

- 2.29. The County will add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market rate units as described in Policy D.2.

Responsible Agency/Department: Planning Department, Community Services Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Revisions to all housing incentive and regulatory programs

SPECIAL NEEDS

Residents with special housing needs in Placer County include the elderly, large families and disabled persons. This section describes how the housing needs of these residents will be met.

Goal 2.E: To meet the housing needs of special groups of County residents, including a growing senior population, large families, and the disabled.

Policies

- 2.E.1. The development of housing for seniors, including congregate care facilities, shall be encouraged.
- 2.E.2. County policies, programs and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.
- 2.E.3. The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units for families in the Kings Beach area.

Implementation Programs

- 2.30. The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continue existing incentives.
 Objectives: 400 new housing units for seniors. Increase the capacity of congregate care facilities to 100 persons

- 2.31. The County will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single family dwellings.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continue existing program
 Objective: 15 group housing projects for handicapped persons

THE HOMELESS

Goal 2.F: To eliminate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

Policies

- 2.F.1. The County shall continue to contribute to emergency shelter programs that provide adequate shelter in centralized locations accessible to the majority of homeless persons in the County.
- 2.F.2. The County will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.

Implementation Programs

- 2.32. The County will continue to contribute toward emergency shelter programs for the area, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsible Agency/Department: Community Service/Welfare Departments
 Timeframe: Ongoing
 Funding: General Fund/State Emergency Shelter Program
 Expected Outcome: Continued use of the armory for emergency shelter

- 2.33. The County will work with TRPA to identify suitable sites and operating framework for a homeless shelter/emergency shelter in the Lake Tahoe area.

Responsible Agency/Department: Community Service/Welfare Departments
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Identification of suitable sites for emergency shelters in the Lake Tahoe region

ENERGY CONSERVATION

Goal 2.G: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Placer County residents.

Policies

- 2.G.1. All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.
- 2.G.2. New land use patterns should encourage energy efficiency, to the extent feasible.

Programs

- 2.34. The County will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department, Public Works Department, Building Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: New subdivisions that are oriented for solar access, to the extent practical

- 2.35. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Distribution of information with all residential building permits

- 2.36. As part of the General Plan update, the County will establish policies and land use patterns that encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund (already funded)
 Expected Outcome: Policies that encourage efficient energy use

- 2.37. The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

Responsible Agency/Department: Building Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Distribution of information with all residential building permits.
 Objective: 2,000 additional weatherized units

EQUAL OPPORTUNITY

- Goal 2.H:** To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies

- 2.H.1. The County declares that all persons regardless of race, creed, age, or sex shall have equal access to sound and affordable housing.

- 2.H.2. The County will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Implementation Programs

- 2.38. The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide information regarding housing and tenant rights through the Department of Community Services office and through the Placer County Library Information Referral Line.

Responsible Agency/Department: Community Services Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Distribution of information regarding equal access to housing

- 2.39. The County will refer people experiencing discrimination in housing to Legal Services of Northern California for help.

Responsible Agency/Department: Community Services Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Distribution of information

TABLE 2-1
SUMMARY OF QUANTIFIED OBJECTIVES
Placer County

PROGRAM CATEGORY		HOUSING UNITS BY INCOME GROUP				
	Applicable Program	Very Low	Low	Moderate	Above Moderate	Total Units
New Construction						
1. Density bonus & other incentives	3, 4, 8, 11, 13, 14, 15, 16, 18	20	30			50
2. Second units	7	40	45			85
3. Hardship mobile homes	11	25	25	35		85
4. Mobile homes on lots	11	10	25	25	25	85
5. Rental density bonuses	12	25	75	25	25	150
6. Group housing	31	5	5	5		15
7. Mixed-use housing	5, 6	10	50	10		70
8. Inclusionary zoning	20, 22	50	100			150
9. Housing authority	9, 18, 21	200	50			250
10. Nonprofit corporation	10, 21	150				150
11. Redevelopment ¹	16	100	100			200
12. Private market	1, 2	200	600	1,500	4,000	6,300
Total:		835	1,105	1,600	4,050	7,590
SPO Fair Share		1,234	918	1,143	1,884	5,178

¹ Contingent on establishing a redevelopment district or districts

TABLE 2-1 (continued)

SUMMARY OF QUANTIFIED OBJECTIVES
Placer County

PROGRAM CATEGORY		HOUSING UNITS BY INCOME GROUP				
Conservation/Rehabilitation	Applicable Program	Very Low	Low	Moderate	Above Moderate	Total Units
	1. Section 8 vouchers	250				250
	2. CDBG rehabilitation program	100	50			150
Tenure			Rentals		Owner Occupied	
			25 percent		75 percent	
Type			Single Family Detached		Multi Family, Mobile Home	
			75 percent		25 percent	